



Ebbw Meadow, offers in excess of £290,000

- council tax band E
- Convenient public transport links
- Proximity to reputable schools
- Garage and parking facilities
- Bedroom with en-suite
- Modern open-plan kitchen
- Located in strong community
- EPC Rating: C



 4  1  1



About the property

I am delighted to introduce to the market, this immaculately presented detached house, available for sale. This property is ideal for families seeking a comfortable and stylish home.

The house boasts four bedrooms, one bathroom, a reception room, and a kitchen. The first and second bedrooms are spacious double rooms, with the first bedroom featuring an en-suite for added convenience and privacy.

The open-plan kitchen, which includes a designated dining space, offers a modern and sociable environment for meal preparations and dining. Whether you're hosting a dinner party or enjoying a quiet meal at home, this space is adaptable to your needs.

The separate reception room offers a tranquil space for relaxation or entertaining guests. This room is well-proportioned and ready for you to add your touch.

The property is rated C for energy efficiency and falls within council tax band E. The house is in an excellent



Accommodation

Entrance Hallway

Living Room

15' 4" x 11' 8" (4.67m x 3.56m)

Cloakroom/W.C

Kitchen/Dining

13' 1" Max x 18' 7" (3.99m Max x 5.66m)

First Floor Landing

Bedroom One

10' 3" Plus Fitted wardrobe x 10' 1" (3.12m Plus
Fitted wardrobe x 3.07m)

En-Suite

Bedroom Two

10' 1" x 10' (3.07m x 3.05m)
Fitted wardrobes

Bedroom Three

9' plus recess x 6' 10" (2.74m plus recess x 2.08m)

Bedroom Four

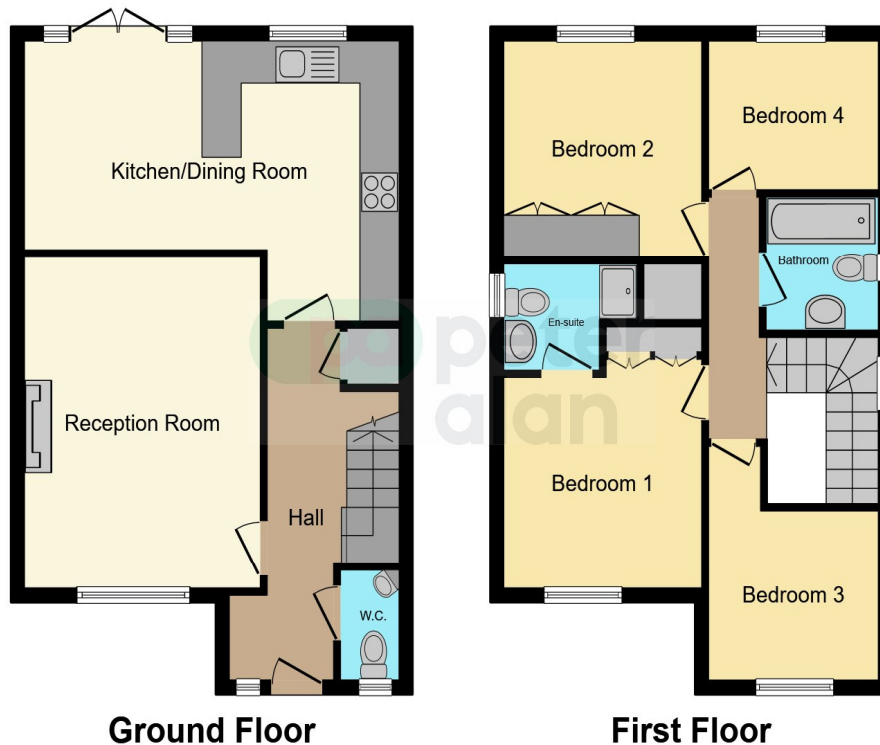
6' 11" x 9' 1" (2.11m x 2.77m)

Garden

01495 231199

blackwood@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan